

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

February 6, 2014



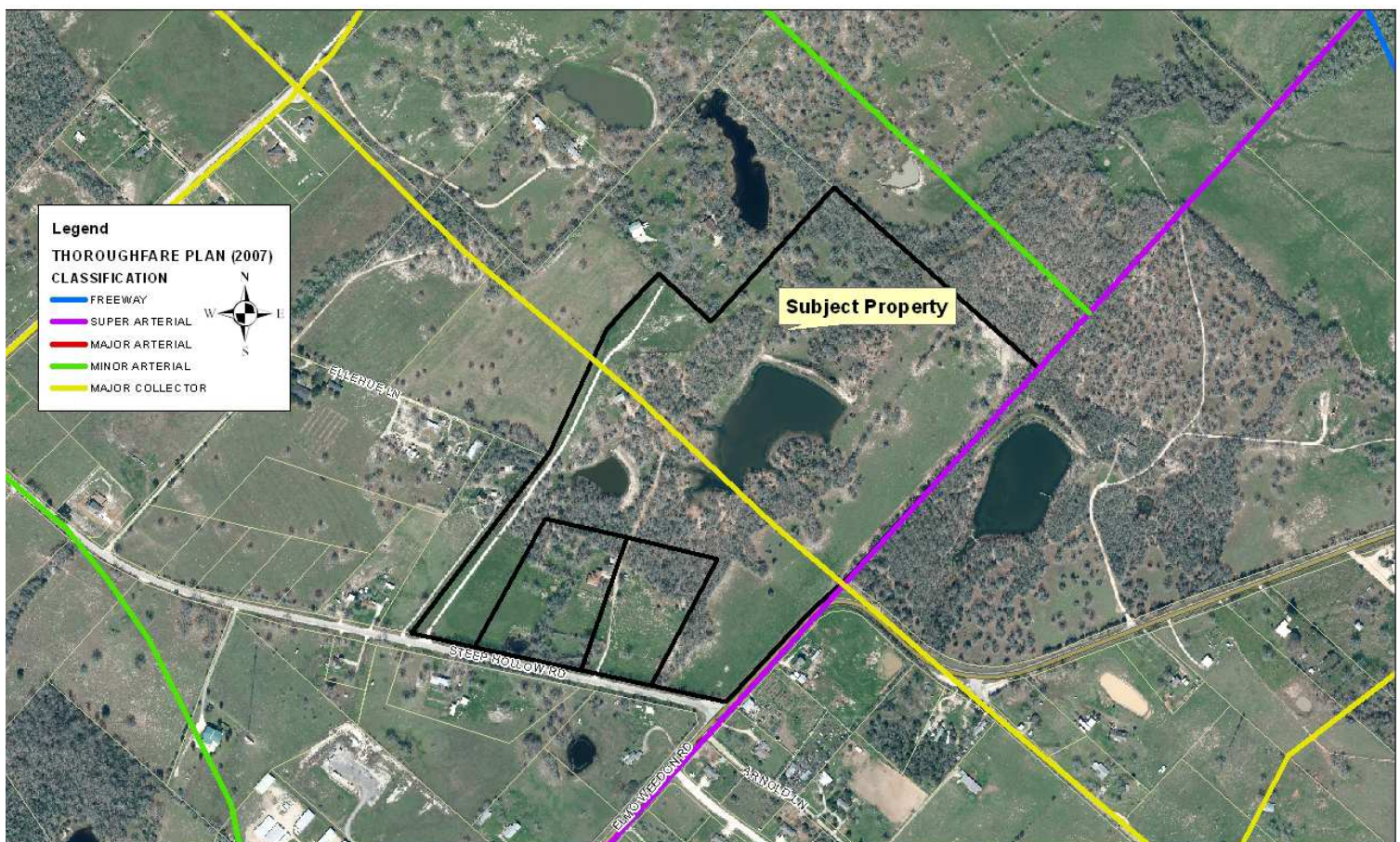
Comprehensive Plan Amendment CPA14-01: Heritage Lakes Estates Subdivision

LOCATION: a request to amend the City of Bryan's Thoroughfare Plan, specifically to realign suggested major collector street and super arterial street connections in the area surrounding the intersection of Steep Hollow Road and Elmo Weedon Road

APPLICANT(S): Don Kyle for Kyle Family Living Trust

AGENT: Joe Schultz of Schultz Engineering, LLC

LOCATION AND CURRENT THOROUGHFARE PLAN:



BACKGROUND:

The applicant, Mr. Kyle, is proposing to develop an 83+ acre property located north of the intersection of Elmo Weedon and Steep Hollow Roads into a new rural residential subdivision in the City's extraterritorial jurisdiction (ETJ). The subject property is located approximately 2.7 miles from the City of Bryan corporate limits.

The City's current Thoroughfare Plan, which was adopted by the City Council in January 2007 as part of the City's Comprehensive Plan, identifies a future public thoroughfare, classified as a major collector street, to bisect the subject property. Thoroughfares classified as major collector streets typically have a right-of-way width of 80 feet and pavement widths of 54 feet. The current Thoroughfare Plan places this envisioned major collector street through the subject property and through a 5-acre lake on the property around which the applicant is proposing to develop a new low-density residential subdivision. The applicant is requesting that the Thoroughfare Plan be amended to show the proposed major collector street to follow the existing Steep Hollow Road right-of-way. The existing Steep Hollow Road right-of-way measures approximately 85 feet in width with a pavement width of 35 feet.

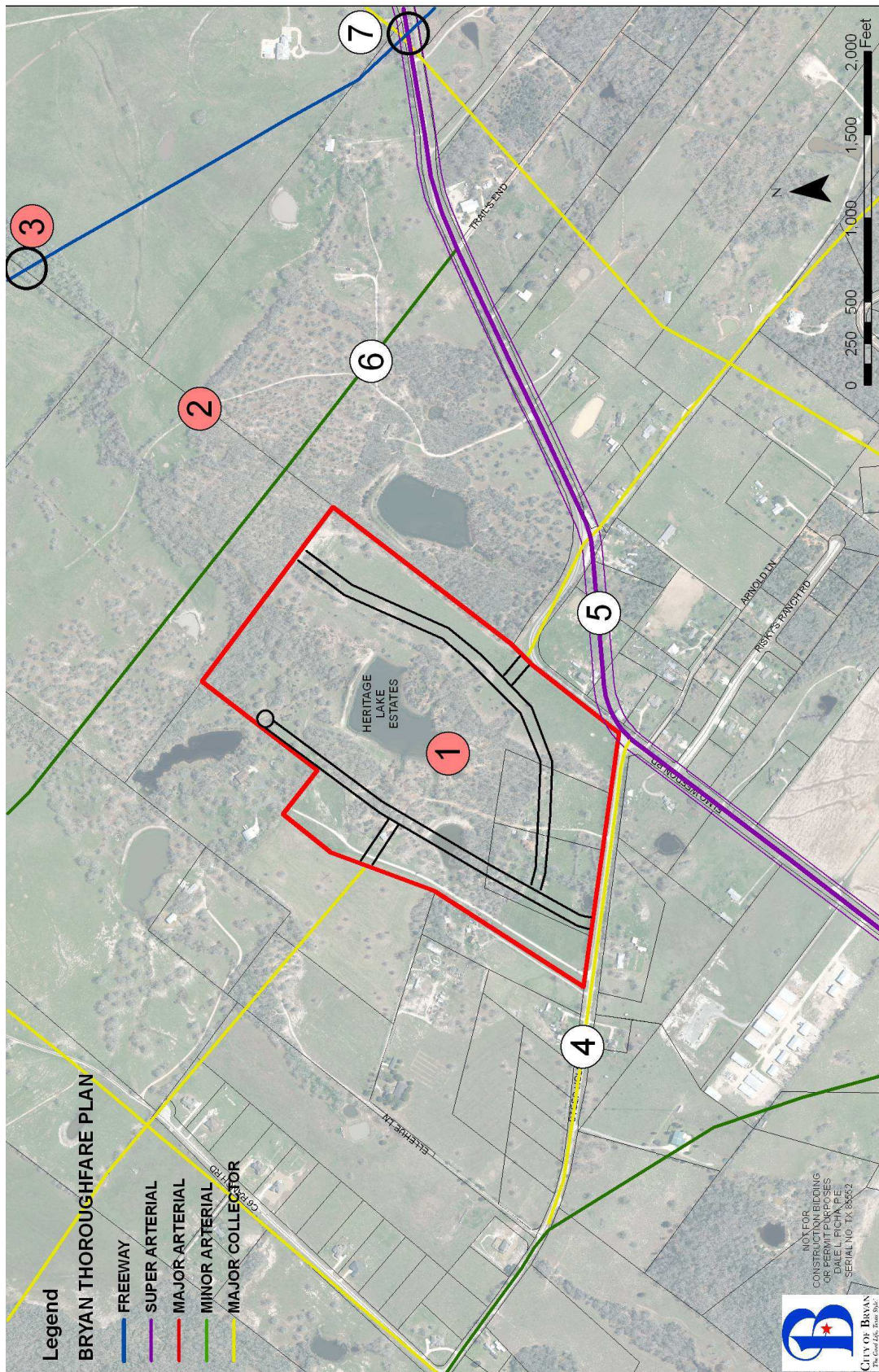
Secondly, Mr. Kyle is requesting to amend the Thoroughfare Plan with regard to a super arterial street which is currently envisioned to extend along the existing Elmo Weedon Road right-of-way and along the southeast side of the subject property. Typically, thoroughfares classified as super arterial streets should have a right-of-way width of 120 feet with a pavement width of 96 feet. The current alignment places the super arterial along the southeast side of the subject property along the existing Elmo Weedon Road right-of-way.

Approximately 665 feet north of the intersection of Elmo Weedon and Steep Hollow Roads, Elmo Weedon Road turns 90 degrees to the east. The current alignment of the super arterial does not follow the Elmo Weedon Road right-of-way at this point, but continues north following the subject property's southeastern property line. The proposed realignment would have the super arterial generally following the existing Elmo Weedon Road right-of-way to the east and then back again north. However, instead of a hard eastern turn along the existing Elmo Weedon Road right-of-way, the new alignment would be a gradual turn east and then north again consistent with American Association of State Highway and Transportation Officials (AASHTO) design criteria. The new alignment will bisect five properties on the east side of Elmo Weedon Road. Please see the notes and graphic below and for further explanation.

PROPOSED AMENDMENTS TO THE THOROUGHFARE PLAN:

(Note: **Bold Note** denotes a removal on the Thoroughfare Plan)

- **Note #1** – major collector removed
- **Note #2** – super arterial removed north of Steep Hollow Road
- **Note #3** – future interchange removed
- Note #4 – major collector added to follow Steep Hollow Road alignment
- Note #5 – super arterial added to follow Elmo Weedon Road alignment (min. curve radii approx. 1,000ft. per AASHTO)
- Note #6 – minor arterial amended to extend to Elmo Weedon Road (to new super arterial alignment)
- Note #7 – proposed interchange added



Acting on behalf of the general public, only the City Council is authorized to officially amend the City of Bryan's Thoroughfare Plan through a Comprehensive Plan amendment. The Planning and Zoning Commission hears and makes a recommendation on proposals to amend the Thoroughfare Plan.

ANALYSIS:

The primary advantages of the proposed new alignment are that both the major collector and the super arterial will follow existing improved major roadways in this area (Steep Hollow and Elmo Weedon Roads, respectively) compared to the current alignment which would require significant land dedication by area property owners and/or right-of-way acquisition by the City of Bryan. The proposed new alignment of Elmo Weedon Road will also improve the safety near its intersection with Steep Hollow Road, where several fatal accidents have occurred in the past. The proposed amendment will allow the proposed development of a rural subdivision to proceed without any significant burden.

Potential disadvantages to the proposal include that the new alignment of the super arterial now will affect several property owners that were not previously affected and could affect the location and alignment of other thoroughfares in this area. The ultimate alignment of the new super arterial as it approaches the County Line to the northeast is still to be determined and will require further study.

RECOMMENDATION:

Staff recommends **approving** the requested amendment to the City of Bryan's Thoroughfare Plan, as presented. This proposed Thoroughfare Plan amendment preserves thoroughfares for future growth and maximizes the potential of the proposed development as well. The Brazos County Engineer has studied the request and concurs with City staff's recommendation in this particular case.